



TO LET - PUBLIC HOUSE/RESTAURANT WITH RESIDENTIAL ACCOMMODATION/POTENTIAL LETTING ROOMS

THE FORMER SMOKE STOP RESTAURANT, WELSHPOOL ROAD, SHREWSBURY, SY5 9LH

KEY POINTS

0.94

ACRES

TOTAL SITE AREA



SUBSTANTIAL
PUBLIC HOUSE/RESTAURANT

7 BEDROOM
RESIDENTIAL
ACCOMMODATION
WITH POTENTIAL USE
AS LETTING ROOMS

ALL MEASUREMENTS ARE APPROXIMATE



£40,000

PER ANNUM
(EXCLUSIVE)

James Evans

07792 222 028

james.evans@hallsgb.com

Ellie Studley

07538 912 096

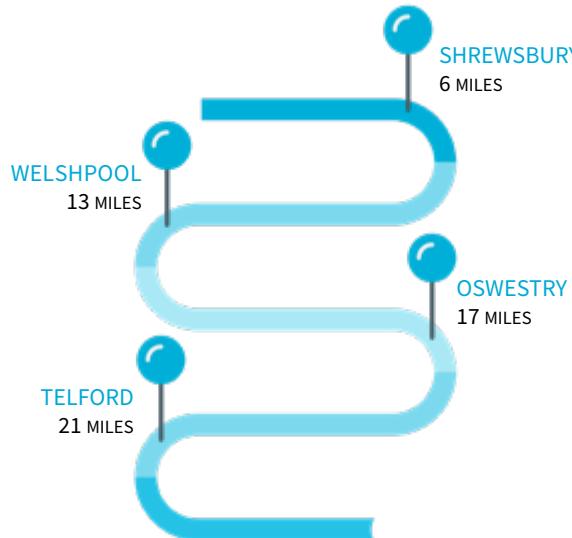
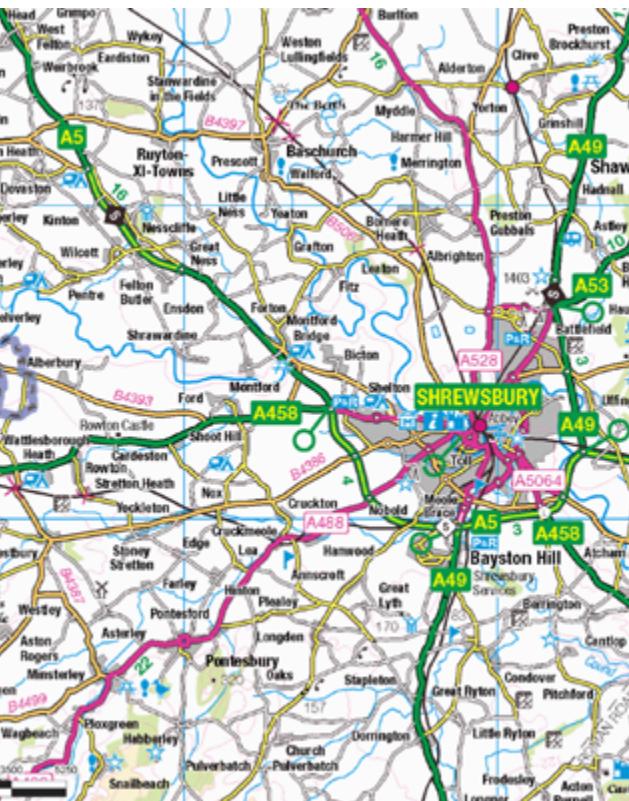
e.studley@hallsgb.com



© Crown Copyright and database rights



PROMINENT
A-ROAD
POSITION



LOCATION

The property occupies a prominent roadside position fronting onto the main A458, which serves as a main road between Shrewsbury and Newtown and is also a busy tourist route to the Welsh coast.

Benefiting from good connectivity, the property is located within easy access of the A5 Shrewsbury bypass which provides access to the A49 and the M54 and national road network.

Located on the edge of the village of Ford, the property is in a desirable semi-rural location. Ford is a growing village and has the majority of local amenities. It is located approximately 6 miles from the town centre of Shrewsbury and approximately 13 miles east of the town of Welshpool.

The location of the property lends itself to use as a public house and licenced restaurant.



DESCRIPTION

The imposing detached property has until recently traded as a licensed restaurant. The property would lend itself to use as a licensed public house/restaurant and offers spacious proprietors accommodation or potential letting rooms to the upper floors. It is understood that the property is currently subject to a re-application for alcohol licensing purposes. Please contact the agents for further information. Currently being refurbished the property will offer an "oven ready" opportunity.

COMMERCIAL ACCOMMODATION

The ground floor provides an extensive open plan restaurant and bar servery area, which is attractively presented and has features, such as, flagstone floors, a large brick fire place and exposed beams.

There is seating for approximately 80 covers, with potential for this to be increased, depending on the tenant fit out. Also to the ground floor, there is a large commercial kitchen, customer toilets and stores. A further basement is arranged to provide a large beer cellar.

PRIVATE ACCOMMODATION - WITH POTENTIAL FOR LETTING ROOMS

The upper floors are arranged as 7 double bedrooms, domestic kitchen, living room, office, bathroom, separate WC and shower facilities, which offer potential letting accommodation.

Also, available by separate negotiation, is an attractive self-contained en-suite bedroom, with beams and a feature mill wheel, accessed via an external staircase at the rear.



OUTSIDE

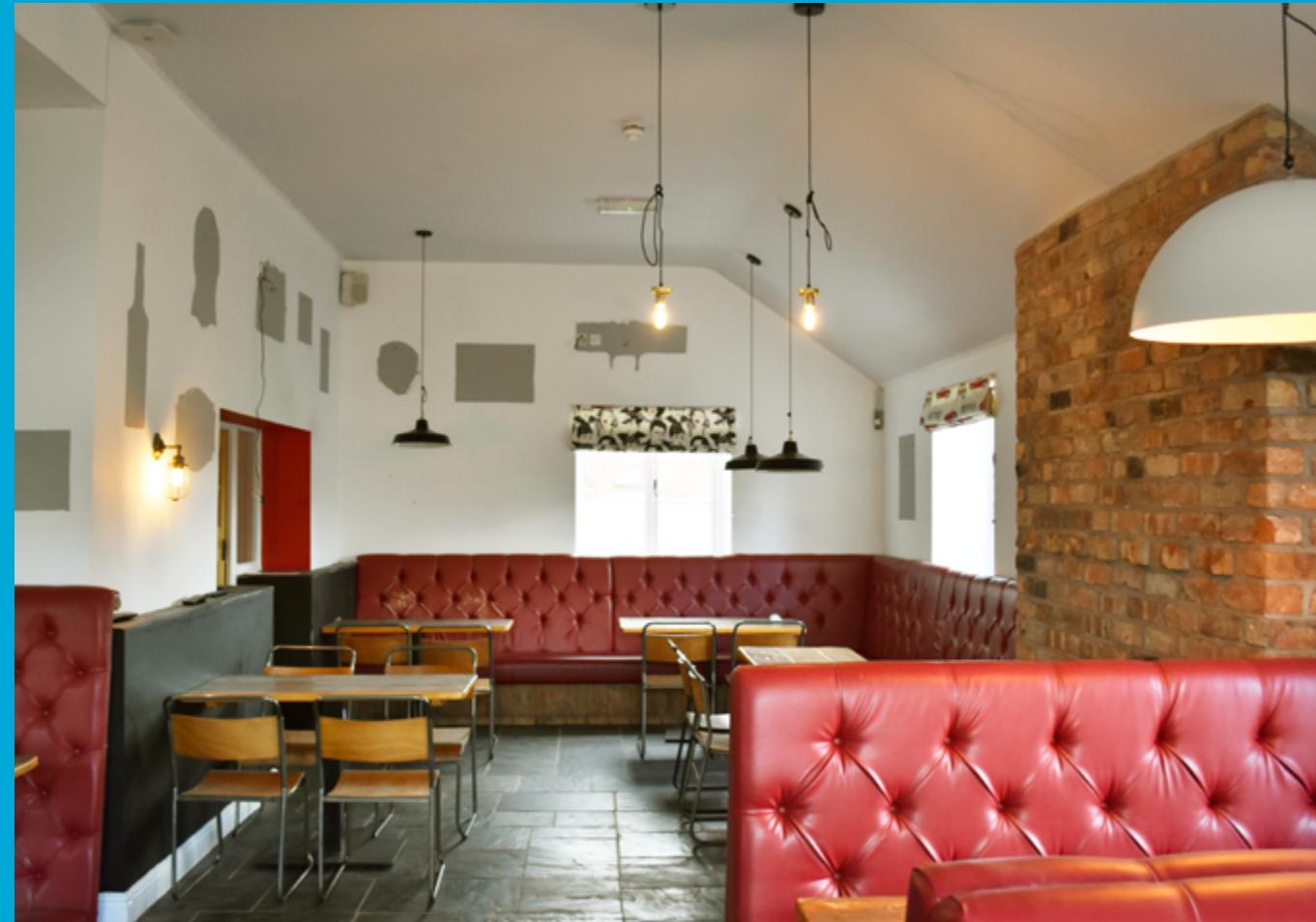
The substantial Grade II listed property, part three and part two storey, is understood to have been built in 1724 originally and is of traditional brick construction beneath a tiled pitched roof cover. There is also a generously sized car park to the rear for approximately 50 cars and two private yards which include the boiler house and a former smoke house. Further outside space offers the opportunity for an al fresco dining area and children's play area.

The property is set on a generous plot with a Total Site Area of approximately 0.94 acres (0.38 hectares). The potential of the property can only be fully appreciated by undertaking an inspection.

ACCOMMODATION

All measurements are approximate.

GROUND FLOOR	SQ FT	M SQ
Main seating / Bar Servery	1,770	164.47
Catering Kitchen	298	27.67
Games Room	105	9.74
Male, Female and Disabled WCs		
EXTENSIVE CELLAR AREA		
FIRST FLOOR		
Landing		
Bedroom 1	256	23.80
Bedroom 2	232	21.56
Kitchen		
Living Room	205	19.08
Shower Room		
Separate WC		
Bathroom		
MEZZANINE LEVEL		
Bedroom 3	197	18.36
Office		
Bedroom 4	157	14.66
SECOND FLOOR		
Landing		
Bedroom 5	205	19.07
Bedroom 6	203	18.87
Bedroom 7	157	14.60
TOTAL	3,785	351.88





TENURE

The property is available to let on a new lease for a length of term by negotiation. There will be rent reviews at three yearly intervals on Tenants Full Repairing and Insuring Basis.

PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from Use Class E as a restaurant with consent for use as a public house.

The property is understood to be Grade II Listed (Reference 1175723).

SERVICES

(Not tested at the time of our inspection)

Mains water, electricity and drainage are understood to be connected to the property. The heating is via oil fired central heating and an LPG supply to the kitchen.

RENT

£40,000 (Forty thousand pounds) per annum (Exclusive). A rent deposit of 6 months rent by any tenant is to be paid as part of the agreed lease terms.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs in the granting of the lease.

VAT

The property is understood to be elected for VAT. Therefore VAT will be payable on the rent.

RATES & EPC

We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	EPC
£30,500	£15,220	D (86)

RATES

EPC

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

VIEWING

Strictly by prior arrangement with the letting agents. For more information or to arrange a viewing, please contact:

Commercial Department



01743 450 700



commercialmarketing@hallsgb.com

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.